

Drainage Strategy Note

Proposed Extension Comprising 8 Flats 83–95 Wendover Road, Brooklands, Manchester

1. Purpose of this Note

This Drainage Strategy Note sets out the proposed approach to surface water and foul water drainage for the extension comprising eight residential flats at 83–95 Wendover Road. It responds to the planning request for details of a sustainable surface water drainage scheme and demonstrates compliance with the SuDS hierarchy and relevant national and local policy.

2. Site Context and Constraints

The site is an established residential block within a tightly developed urban plot. Key constraints affecting drainage design include:

- **Limited available space:** The footprint of the extension and surrounding hardstanding leaves no practical area for attenuation basins, swales, or meaningful below-ground storage without compromising access, foundations, or utilities.
- **Ground conditions:** The sub-soil comprises low-permeability clay, typical of the Brooklands area. Infiltration systems such as soakaways or infiltration trenches would not function effectively.
- **Existing drainage network:** The site is currently served by an existing combined sewer, with no separate surface water sewer or watercourse available for discharge.

These constraints significantly limit the feasibility of SuDS features on site.

3. SuDS Hierarchy Assessment

The drainage strategy has been developed in accordance with the SuDS hierarchy:

- **Infiltration** – Not feasible due to clay sub-soil and negligible infiltration potential.
- **On-site attenuation** – No space for tanks, basins, or permeable paving with storage.
- **Discharge to watercourse** – No watercourse is present within or adjacent to the site.
- **Discharge to surface water sewer** – None available locally.
- **Connection to combined sewer** – The only viable option for both surface water and foul water.

This demonstrates that SuDS options have been fully considered and discounted on technical grounds.

4. Proposed Drainage Strategy

Surface Water

- Roof and hardstanding runoff will be collected and discharged to the existing combined drainage system on site.
- Where required, flow control measures (e.g., orifice plate) will be incorporated to ensure that peak discharge rates do not exceed existing conditions.

- Rainwater goods and pipework will be designed in accordance with **Building Regulations Part H**.

Foul Water

- Foul drainage from the eight flats will connect to the existing foul/combined system, maintaining existing flow paths and manhole locations where practicable.

Technical Approval

- Detailed drainage design, including pipe sizing, gradients, and connection details, will be agreed with **Building Control** at the technical stage.
- CCTV surveys or condition checks of the existing system will be undertaken where required.

5. Conclusion

Due to the constrained nature of the site, the clay sub-soil, and the absence of any viable alternative discharge points, SuDS features cannot be accommodated. The proposed connection of both surface water and foul water to the existing combined sewer represents the only practicable and policy-compliant solution for this development. The detailed design will be finalised with Building Control to ensure compliance with all relevant standards.